

**Minutes of Meeting  
Grafton Planning Board  
October 4, 2010**

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A regular meeting of the Grafton Planning Board was held on Monday, October 4, 2010 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman Robert Hassinger, Clerk Stephen Qualey, Heath Christensen, David Robbins and Associate Member James Walsh III. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m.

Chairman Spinney received unanimous consent to take Minutes of Previous Meetings out of order.

**MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to approve the open session minutes of October 25, 2010. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-A – CONSIDER DECISION – SITE PLAN 2010-1 GRAFTON SCHOOL BUILDING COMMITTEE – 30 PROVIDENCE ROAD – NEW HIGH SCHOOL**

Chairman Spinney requested Brian Postlewaite of SMMA give a brief summary of their meeting with the Fire Department on Tuesday. Mr. Postlewaite stated that there were two items discussed reflecting changes to the Site Plan: 1.) the emergency access driveway around the circumference of the school and 2.) emergency access for the Fire Department at the front of the building. Mr. Postlewaite stated they will be increasing the emergency vehicle access lane to 18 feet, will be striping "fire lane parking restricted" areas and providing Fire Department vehicle turning radii for fire trucks throughout the site. Mr. Postlewaite also noted that Deputy Mills has given no formal response to these discussed requirements and changes.

The Board briefly discussed the proposed changes requested by the Fire Department and how they affect the pending decision. Chairman Spinney noted that the current set of plans does not reflect the final changes discussed and the Board needs to decide how many conditions they want to set in this decision.

Mr. Christensen stated he had no problem moving forward on the decision with the minor changes. Mr. Hassinger added that in voting the decision the Board is approving final plans that do not have the final changes. Mr. Robbins noted that Condition #9 addresses modifications which will be submitted down the line.

Mr. McCarthy informed the Board that the construction drawings of the entire site are only 2 to 4 weeks away, and that once they are complete, there will be a number of issues that will come back before the Board to determine if they are major or minor modifications.

Mr. Hassinger requested that in voting the draft decision, Waiver 1 be divided into Waiver 1-A and 1-B with separate voting on each height waiver. Mr. Hassinger also requested the Board vote Condition #2 individually.

**MOTION** by Mr. Qualey, **SECOND** by Mr. Christensen, to make favorable Findings for F1 through F-4. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make a favorable Finding for F-5. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-6 through F-9.

**DISCUSSION:** Mr. Hassinger noted reference should be made that the reviews made were to the 2006 MA-CHPS standards, with no information from the 2009 MA-CHPS standards.

**MOTION AND SECOND WITHDRAWN.**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-6 through F-9, including references to the 2006 MA-CHPS standards rather than the 2009 MA-CHPS standards. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Christensen, to make favorable Findings for F-10 through F-11. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Robbins, to make favorable Findings for F-12 through F-14. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-15 through F-17. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Qualey, **SECOND** by Mr. Christensen, to make favorable Findings for F-18 through F-20. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-21 through F-23. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Robbins, **SECOND** by Mr. Qualey, to make favorable Findings for F-24 through F-26. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable Findings for F-27 through F-28. **MOTION** carried unanimously 5 to 0.

### **WAIVERS**

Chairman Spinney received unanimous consent to split Waiver 1 into Waiver 1-A and Waiver 1-B with separate motions of approval.

#### **WAIVER 1-A**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to grant the waiver from maximum building height for a 64'5" full fly loft stage area with the language drafted in Waiver 1-A.

**DISCUSSION:** Mr. Hassinger expressed concerns if there was adequate reason to grant a waiver of the Zoning-By-Laws with no criteria presented. Mr. Hassinger noted that in appreciating the value of the By-Laws, he was not convinced that the reasons given and the plans submitted justified the need for this fly loft. Mr. Robbins agreed with Mr. Hassinger, stating the justifications seemed rather superficial and vague. Mr. Christensen noted that this knowledge is beyond the Board's scope and there should be trust that the professionals designing this project should know what is best for the school.

**MOTION** carried 4 to 1 by roll call vote: Qualey-aye; Hassinger-no; Spinney-aye; Christensen-aye; Robbins-aye.

#### **WAIVER 1-B**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to grant the waiver from maximum building height for the gymnasium and classroom pods. **MOTION** carried unanimously 5 to 0.

#### **WAIVER 2**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to grant the applicant's request for a waiver from the ZBL parking requirements, for the reasons stated within Finding F-6.

**DISCUSSION:** Mr. Hassinger expressed concerns that the entire site has inadequate parking, that he is not satisfied the Board is doing the right thing for the Town, and that he would have liked to have seen a better solution.

Mr. Robbins noted that the site as a whole does not please everybody, that the waiver request is specifically for the high school and does not cover parking for the rest of the site. Mr. Robbins also pointed out that the request is less than the Zoning By-Law requires, but is influenced by the 2006 MA-CHPS requirements.

Mr. Hassinger added that there are no standards to make this the right thing to do, specifically to look at the whole site and not just the high school

**MOTION** carried 4 to 1 by roll call vote: Qualey-aye; Hassinger-no; Spinney-aye; Christensen-aye; Robbins-aye.

Chairman Spinney received unanimous consent to pay special attention to Condition #2 at the request of Mr. Hassinger.

**MOTION** by Mr. Qualey, **SECOND** by Mr. Christensen, to make a favorable determination for Condition #2 as drafted.

**DISCUSSION:** Mr. Hassinger noted that there had been discussion in great length regarding this issue, that he would like there to be a stronger voice saying that this is not a good situation, and that more should have been done.

**MOTION** carried 4 to 1 by roll call vote: Qualey-aye; Hassinger-no; Spinney-aye; Christensen-aye; Robbins-aye.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to make favorable determination for Conditions C-1 & C-3 through C-10.

**MOTION WITHDRAWN.**

**AMENDED MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to approve Conditions C-1 through C-10 as stated in the draft decision with the exception of Condition C-2 which was voted separately. **MOTION** carried unanimously 5 to 0.

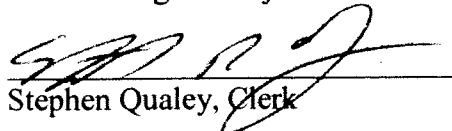
**MOTION** by Mr. Christensen, **SECOND** by Mr. Qualey, to approve the decision for Site Plan 2010-1 as drafted and grant the approval.

**DISCUSSION:** Mr. Hassinger requested the decision reflect the number of unresolved issues, how the vote reflects the dissatisfaction with parts of the decision showing the right thing to do is vote no.

**MOTION** carried 4 to 1 by roll call vote: Qualey-aye; Hassinger-no; Spinney-aye; Christensen-aye; Robbins-aye.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to adjourn the meeting.  
**MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 7:58 p.m.

  
Stephen Qualey, Clerk